



City of Harrisonburg, Virginia

Planning Commission Meeting

June 10, 2009

7:00 p.m.

Regular Meeting
409 South Main Street

1) Call to order, roll call, determination of quorum, and review/approval of minutes from the May 13, 2009 regular meeting.

2) New Business

Preliminary Plat – Variance Request Lots 49 & 50 Norwood Avenue (Kettelkamp)

Consider a request from Scott Kettelkamp to preliminarily subdivide two lots totaling 9,443 +/- sq. ft. into three townhouse lots with variance requests from the Subdivision Ordinance Sections 10-2-41 (i) (3), 10-2-45, 10-2-66, and 10-2-67. The lots, zoned, R-3, Multiple Dwelling Residential District, are located along Norwood Street and can be found on tax map 27-S-49 & 50.

Preliminary Plat – Community Street Variances (Hill Group Properties)

Consider a request from Hill Group Properties to preliminarily subdivide three lots totaling 36,682 +/- sq. ft. into six lots with variance requests from the Subdivision Ordinance Sections 10-2-41 (i) (3), 10-2-45, 10-2-66, and 10-2-67. The lots, zoned B-1, Central Business District, are located along Community Street and North Mason Street and can be found on tax maps 34-O-16, 17, & 18.

Rezoning – 125 W. Water St. (Lowry)

Public hearing to consider a request from Craig Steven Lowry and Carol Ann Lowry to rezone a 3,249 +/- sq. ft. parcel from M-1, General Industrial District to B-1, Central Business District. The property is located at 125 West Water Street and can be found on tax map 25-C-16.

Master Plan Amendment – VMRC (Woodland Facility 2009)

Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 3.5 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request would modify the allowable uses for the Woodland facility located at 1301 Virginia Avenue. The property is zoned R-3, Multiple Dwelling Residential District along with an Institutional Overlay District and can be found on tax map 52-A-1.

3) Unfinished Business

4) Public Input

5) Report of secretary and committees

Proactive Zoning

6) Other Matters

7) Adjournment

Staff will be available Tuesday July 7, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the July 8, 2009 agenda.